



GOVERNMENT OF JAMMU & KASHMIR
Chief Minister's Monitoring Cell

Physical verification report of the project namely
"Construction of 200-Bedded District Hospital at
Ganderbal"



By Joint Director,
CM's Monitoring Cell.

PHYSICAL VERIFICATION REPORT

Name of the Project	Construction of 200-Bedded District Hospital at Ganderbal
Source of Funding	Projectized/ NRHM
Executing Agency	JKPCC Ltd
Year of start of Work	Sep-2009
Target date of completion	September-2013
Expected date of completion	December - 2013

Ganderbal attained the status of a district among other districts with the creation of 8 new administrative units across the state in the year 2007. Accordingly the Government decided to construct district hospitals at all the newly created districts with the aim of providing better health care facilities to general public as otherwise due to non-availability of adequate facilities in the present PHCs/CHCs the patients are usually referred to Hospitals of capital city like SKIMS/Lal Ded/SMHS etc which results in overloading of these hospitals. Among other district hospitals, the construction of 200-Bedded District Hospital at Ganderbal was also approved for execution through JKPCC for which the work was started in September 2009.

Financial status

(` in crore)

Original cost	26.78
Revised cost	52.56
Funds released ending 10/2011	8.00

Expenditure	7.91
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The expenditure of ` 7.91 crore includes the cost of material procured for the construction.

The revision in the cost has been as a result of construction of 200 bedded hospital instead of earlier proposal of 100 bedded hospital for the district.

The project among other things envisages the construction of main hospital building blocks at a cost of ` 43.51 crore as Phase I and facilities like elevators, Central Heating System, installation of fire fighting equipments, Construction of STP etc at a cost of ` 9.05 crore under Phase II.

Physical Progress

In all there are five building blocks for the hospital and the work on all the blocks has been started. All the blocks are RCC framed structure having pile foundation with Combined Grade Caps. The total plinth area of the whole structure is 2807 Sqms with a total floor area of 11779 Sqms (126745 Sft). The block wise physical progress is indicated hereunder: -

BLOCK A (Emergency Block)

This is a three storeyed building block (G+2) with a plinth area of 1187 Sft. The foundation & plinth beams, Columns/ lintels on exterior walls for ground and filling in plinth area has been completed. Ground Floor Slab is 85% complete, RCC Columns for 1st Floor upto 60% and Slab over 1st Floor has been completed upto 25%.

BLOCK B (IPD Block)

It is also a three storeyed block (G+2) with a plinth area of 1085 sft. The physical progress reveals that foundation & plinth beams, Columns in Ground floor, filling in plinth and ground floor Slab has been completed. The work of Column structures for 1st Floor is in progress and the Slab over 1st floor has been partly completed.

BLOCK C (OPD Block).

This block is again three storeyed building block (G+2) having plinth area of 12080 sft. On physical verification it was found that foundation & plinth beams, ground floor Columns/ Lintels on external and filling in plinth has been completed. Ground floor slab up to 80%, RCC Columns erected for 1st Floor upto 60%, Slab over 1st Floor upto 40% and Columns over 2nd Floor upto 25% has been completed.

Service Block.

It is a single storeyed structure with a plinth area of 6175 sft. It has accommodation for services like Laundry and Centralised Sterilisation System Department (CSSD). The piling work for block has been completed and the work on pile caps is in progress.

Administrative Block.

It is a two storeyed block (G+1) with plinth area of 5729 sft. There shall be Canteen facility for staff /patients and others in the ground floor and the 1st floor accommodation shall be used for Administrative purposes and Library hall.

The overall physical progress of the scheme works out to 16%. The quality of works executed was found satisfactory.

The work on further development of approach road which takes off from main road Duderhama upto the project site is going on by way of construction of concrete edge walls and side drains.

General Observations/Findings/Problem areas

The project in question is facing the similar fate as the other projects in general are facing which is that this scheme too is not administratively approved as yet. The papers for AAA/Cost Offer prepared by the JKPCC Ltd has been sent to concerned for expediting the needful in March, 2010.

The agency has capitalized on the opportunity of utilization of funds by way of expending almost full amount of ` 8.00 crore released to it only during last one and a half year despite certain impediments faced by it during working season of 2010.

The construction work on the project was started in September – 2009 and the expected date of completion of the project is December 2013 against the original target date of April 2013. It was explained by the Xen that the project shall get completed as per the expected date provided the funds are made available sufficiently.

The premises is coming up on a land measuring 88 kanals which is all state land. The land being marshy and swampy has a low bearing soil capacity and to make the building blocks sustainable it was reported that 1015 piles have been buried under ground which have been

made basis for erection of RCC columns. All the building blocks are interconnected with one another.

The design for the construction of Hospital has been duly approved by Competent Authority as per latest norms. The Architectural Consultancy is provided by M/S Creations of Jawahar Nagar, Srinagar and Structural Consultancy for the scheme is provided by M/S Structural Consultants, Srinagar.

The approach road of 0.75 Km length from the main road which will be of 38 ft width has been developed upto WBM Grade 2nd level for transportation of key construction material upto the project site. This approach road is being constructed at a cost of ` 137.32 lacs and the expenditure incurred sofar on the road has been debited presently to the project cost but for this component of work the Govt has to arrange funds separately as this component of work is not a part of the project.

At the take off point of approach road near culvert at Duderhama a couple of structures are coming in its alignment which need to be demolished and the case on this account is under process with the District Administration.

At least 800 truck loads of bricks are required by the agency in construction of hospital. But the agency is not in a position to procure bricks at the rates notified by Deputy Commissioners of Budgam and Pulwama and contrary to this the bricks are reportedly available at highly exorbitant rates.

Only ` 5.00 crore under NRHM and ` 3.00 crore under state sector (total amounting to ` 8.00 crore) have been released so far. With the present flow of funds it is apprehended that there will be time-overrun in execution of the project which will automatically lead to cost overrun. It would in the fitness of the things if the authorities consider releasing sufficient funds during next two financial years with not less than an allocation of `20.00 crore per year. This will definitely help in completion of the project within the expected date of December, 2013.

The hospital premises is surrounded by agricultural (proprietary) and state land presently devoid of any construction. This type of surroundings will make the premises to look more aesthetic. The Govt should not allow any kind of construction in its surroundings. It has already banned any kind of construction on agricultural land and for this purpose the law which exists has only to be enforced and any construction on state land other than the Government one is out of question. Any kind of construction in the surrounds will definitely disturb and effect the hospital environment and its privacy.

Electrical Sub station of the capacity of 250 KVA has been installed within the premises. This component of work has been executed through Electrical Wing of JKPCC.

The executing agency has established its site office at the project. Electric flood lights as well as water supply in the shape of tube well stands provided at the construction site for the workers in the shape of amenity.

Sewerage Treatment Plant (STP) shall be constructed within the premises for treatment of Hospital

Sewerage which will be disposed off properly into a Nallah running in the backyard of the Hospital.

The agency has kept 01 Project Manager, 01 Deputy Manager, 01 Works Supervisor and 6 field workers for continuous supervision of works and 3 Chowkidars for watch and ward purposes. The supervision is also carried out by the Deputy General Manger concerned.

5 temporary structures have been established at the site of construction by the agency for dumping of construction material, particularly cement. It was perceived that OPC 43 Grade of JK Cements and tar steel form Steel Authority of India Ltd (SAIL) is being used for construction.

Cement concreting work is being regularly tested in the lab by the agency through quality control wing of JKPCC located at Pampore. The result sheets of the cement concrete cubes were produced which indicated that it had attained the required strength and passed the tests.

The work of compound walling has been started on the southern side of hospital premises. There has to chain link fencing all along the boundary of the premises as per the cost offer.

No bar chart was seen maintained by the agency at the site which interalia should indicate the commencement and finalisation of each item of work involved in the execution of the project.

60 skilled/semi-skilled workers were found working on the site of the project in different areas on the day of inspection despite of strike and Friday.

Suggestions

The Competent Authority should process the case for accord of administrative approval to the project.

The agency should increase the number of men and machinery for each of the building block with increase in supervisory staff to further accelerate the pace of work to ensure the completion of work by the expected date of December, 2013. It should also take up the work of land development within the premises simultaneously.

The Govt should not allow any type of construction in the surroundings of the premises of the hospital either on proprietary or state land for maintaining the environment required for the hospital.

District Administration should settle the issue of demolition of structures, coming in the alignment of the approach road at the off take point so that the construction/widening of road at the takeoff point also takes place.

The present flow of funds is not going to help the scheme to complete it within the target date. The scheme needs to be sufficiently funded in the ensuing two financial years to avoid time overrun and cost overrun.

The executing agency should maintain bar chart at the construction site which shall indicate the start and finalization of each item of work.

The Deputy Commissioners of Pulwama and Budgam should enforce the notified rates of the bricks in their respective districts so that the executing agency is

able to procure the same without paying any excess amount on this account.

Physical Verification Conducted by :	Altaf Ahmad Zargar, Joint Director Planning, Monitoring Cell, Chief Minister's Secretariat.
Officers of Executing Agency who accompanied the inspecting officer:	Deputy General Manager, Project Manager, JKPCC
Date of conduct of physical inspection:	25-11-2011



Construction of concrete edge wall and side drain along the approach road



Structures near culvert, Dudrhama, coming in the alignment of the approach road at off-take point



Block A – Slab over 1st floor in progress



Block B – Slab over 1st floor in progress



Block C – Slab over 1st floor completed, Column structures for 2nd floor in progress



Shuttering for 1st floor of the Block-A underway



Laying of boulders in the open trench of boundary wall



Electric sub station of the capacity of 250KVA installed within the premises of Hospital